

City Clerk File No. Ord. 14.143

Agenda No. 3.A 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.143

TITLE:

ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE TO CREATE A NEW CLASSIFIED POSITION FOR WIC PEER COUNSELOR

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following supplements to Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code are adopted:

Labor Grade

Title

*

WIC Peer Counselor

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

*Pursuant to N.J.S.A. 40:69A-43a.

JF/he
10/20/14

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____
Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

WIC Peer Counselor

Initiator

Department/Division	Human Resources	Workforce Management
Name/Title	Nancy Ramos	Human Resources Director
Phone/email	(201) 547-5224	nancyr@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

To establish a New Title for Alexies Morales and Jessica Greenwald in accordance with New Jersey Department of Civil Services Commission Rules and Regulations

I certify that all the facts presented herein are accurate.

Nancy Ramos
Signature of Department Director

10/16/14
Date

New Title

Title: WIC Peer Counselor

Department: Health & Human Services

Division: WIC Program

Labor Grade: 6

Min. \$9,350

Max. \$40,227

Union: Local 246

Alexies Morales
41 E. 25th St. Apt. 146
Bayonne, NJ 07002

Jessica Greenwald
5308 Hudson Ave. Apt. 2
West New York, NJ 07093

Salary: \$35,000

\$30,000



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
OFFICE OF THE MAYOR

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5500 | F: 201 547 5442



STEVEN M. FULOP
MAYOR OF JERSEY CITY

E.O. _____

_____, 2014

EXECUTIVE ORDER OF THE MAYOR
OF THE
CITY OF JERSEY CITY

CLASSIFIED POSITIONS FOR CITY EMPLOYEES

Pursuant to the Faulkner Act, N.J.S.A. 40:69A-48, as amended by L.1985, c.374, the Mayor is now authorized to set the salaries, wages or other compensation of all employees of administrative departments except department directors and employees whose salaries are required to be set by ordinance.

Pursuant to this authorization, I issue the following Executive Order establishing guidelines for salaries and wages of those employees whose salaries are set by the Mayor:

Labor Grade

Title

6

WIC Peer Counselor

This order shall take effect immediately.

Very truly yours,

STEVEN M. FULOP, MAYOR

SMF/he

cc: Robert J. Kakoleski, Business Administrator
Jeremy Farrell, Corporation Counsel
Robert Byrne, City Clerk
Donna Mauer, Chief Financial Officer
Nancy Ramos, Personnel Director

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14,143

TITLE: 3.A NOV 12 2014 4.A NOV 25 2014

Ordinance supplementing Chapter A351 (Executive Orders and Ordinances) of the City Code to create a new classified position for WIC Peer Counselor

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 25 2014 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>WATTERMANN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER
JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 25 2014 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 12 2014
Adopted on second and final reading after hearing on NOV 25 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 25 2014

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.

Rolando R. Lavarro, Jr., Council President

Date NOV 25 2014

APPROVED:

Steven M. Fulop

Steven M. Fulop, Mayor

Date NOV 26 2014

Date to Mayor NOV 26 2014

City Clerk File No. Ord. 14.144
Agenda No. 3.B 1st Reading
Agenda No. 4.B 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.144

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY REMOVING LOTS FROM THE DANFORTH TRANSIT VILLAGE REDEVELOPMENT PLAN AND ADOPTING THE CHAPEL AVENUE INDUSTRIAL PARK REDEVELOPMENT PLAN

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Danforth Transit Village Redevelopment Plan at its meeting of October 7, 2008; and

WHEREAS, the Danforth Transit Village Redevelopment Plan only provides for residential redevelopment and there is currently need for expansion of industrial space; and

WHEREAS, the Municipal Council seeks to provide for needed industrial expansion by removing the parcels of land within the boundaries of the Chapel Avenue Industrial Park Redevelopment Plan from the Danforth Transit Village Redevelopment Plan; and

WHEREAS, the following amendments to the Danforth Transit Village Redevelopment Plan and the proposed Chapel Avenue Industrial Park Redevelopment Plan have both been reviewed by the Jersey City Planning Board at its meeting of October 21, 2014; and

WHEREAS, the Planning Board voted to favorably recommend adoption of the amendment to the Danforth Transit Village Redevelopment Plan and the adoption of the Chapel Avenue Industrial Park Redevelopment Plan by the Municipal Council; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendment to the Danforth Transit Village Redevelopment Plan and the recommended Chapel Avenue Industrial Park Redevelopment Plan be, and hereby are, adopted.

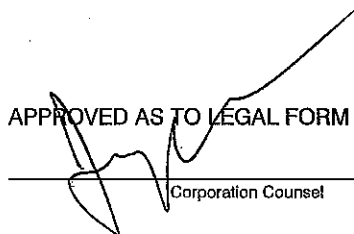
BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.



Robert D. Cotter, PP, FAICP, Director of Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED:

APPROVED:


Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
REMOVING LOTS FROM THE DANFORTH TRANSIT VILLAGE REDEVELOPMENT
PLAN AND ADOPTING THE CHAPEL AVENUE INDUSTRIAL PARK
REDEVELOPMENT PLAN****Initiator**

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
	Jeff Wenger, AICP	Principal Planner
Phone/email	201-547-5010	bobbyc@icnj.org / jeff@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Danforth Transit Village Redevelopment Plan by removing tax lots 41 and 42 on Block 27401 (both owned by Greenberg Properties) as well as portions of lot 1 and 45 (both owned by Conrail) on the same block. The remainder of the Danforth Transit Village Redevelopment Plan remains as is. The properties removed shall constitute the boundaries of a new Chapel Avenue Industrial Park Redevelopment Plan, which will allow existing industrial land uses to expand.

I certify that all the facts presented herein are accurate.


Signature of Department Director

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14,144

TITLE: 3.B NOV 12 2014 4.B

NOV 25 2014

Ordinance of the Municipal Council of the City of Jersey
City removing lots from the Danforth Transit Village
Redevelopment Plan and adopting the Chapel Avenue
Industrial Park Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN		ABSENT		LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 25 2014 7-0											
Councilperson <u>WATTERMEN</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
RAMCHAL		ABSENT		OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **NOV 12 2014**
Adopted on second and final reading after hearing on **NOV 25 2014**

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on **NOV 25 2014**

Robert Byrne
Robert Byrne City Clerk

*Amendment(s):

APPROVED:

[Signature]

Rolando R. Lavarro, Jr., Council President

Date

NOV 25 2014

APPROVED:

[Signature]

Steven M. Fulop, Mayor

Date

NOV 26 2014

Date to Mayor

NOV 26 2014

City Clerk File No. Ord. 14.146

Agenda No. 3.D 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.146

TITLE:

**ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO EXECUTE A
LEASE AGREEMENT WITH HARWOOD CORPORATION FOR 20 PARKING
SPACES LOCATED AT 2854 KENNEDY BOULEVARD.**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City needs 20 parking spaces for the Department of Public Safety personnel working at 1 Journal Square Plaza; and

WHEREAS, Harwood Corporation agrees to provide twenty (20) unreserved parking spaces at its facility located at 2854 Kennedy Boulevard, Jersey City for \$120.00 per space per month for a total monthly cost of \$2,400.00; and

WHEREAS, the City shall have the option to increase or decrease the number of parking spaces as needed at \$120.00 per space; and

WHEREAS, Harwood Corporation and the City of Jersey City shall have the right to terminate the lease without cause by providing thirty (30) days prior to the effective date of termination

WHEREAS, the parking spaces rented by the City will be exempt from the City's tax on parking lot spaces pursuant to section 304-1 et seq. of the City Code; and

WHEREAS, the lease term shall be effective January 1, 2015 and ending May 31, 2015 subject to the City's option to renew the lease for an additional three (3) years; and

WHEREAS, funds will be made available in account #01-201-31-432-304 in the 2015 temporary, permanent and future Calendar Year budgets.

NOW, THEREFORE BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Subject to such modifications as may be deemed necessary or appropriate by Corporation Counsel, the Mayor or Business Administrator is authorized to execute the Lease Agreement attached hereto with Harwood Corporation for twenty (20) unreserved parking spaces at 2854 Kennedy Boulevard, Jersey City.
2. The term of the lease shall take effect as of January 1, 2015 and shall end on May 31, 2015 subject to the City's option to renew the lease for an additional three (3) years.
3. Harwood Corporation and the City of Jersey City shall have the right to terminate the lease without cause by providing (30) days notice prior to the effective date of termination.
4. The monthly rent for twenty (20) unreserved parking spaces shall be \$120.00 per space for a total monthly amount of \$2,400.00.
5. The City shall have the option to increase or decrease the number of parking spaces as needed at \$120.00 per space.
6. The parking spaces rented by the City shall be exempt from the parking tax authorized pursuant to Section 304-1 et seq. Of the City Code.

7. Funds will be made available in Account No. 01-201-31-432-304 in the 2015 temporary, permanent and future Calendar Year budgets.
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect in the manner as prescribed by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined ; words in (brackets) Are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by italic.

AMM/pr

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: Ann Marie Melley, Real Estate Manager

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.146

TITLE: 3.D NOV 12 2014 4.C

NOV 25 2014

Ordinance authorizing the City of Jersey City to execute a lease agreement with Harwood Corporation for 20 parking spaces located at 2854 Kennedy Boulevard.

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 25 2014 8-0											
Councilperson <u>RAMCHAL</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

*YVONNE BALGER
PHIL CARRINGTON
PAT O'MELIA*

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **NOV 12 2014**
Adopted on second and final reading after hearing on **NOV 25 2014**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **NOV 25 2014**

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.
Rolando R. Lavarro, Jr., Council President

Date **NOV 25 2014**

APPROVED:

Steven M. Fulop
Steven M. Fulop, Mayor

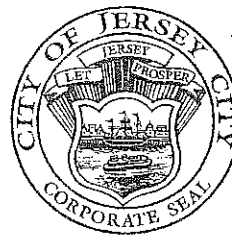
Date **NOV 26 2014**

Date to Mayor **NOV 26 2014**

City Clerk File No. Ord. 14.147

Agenda No. 3.E 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.147

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 8 APOLLO STREET; 8 BAYVIEW AVENUE; 212 BARTHOLDI AVENUE; 508 LIBERTY AVENUE; 200 McADOO AVENUE AND 138 WEGMAN PARKWAY AND REPEAL THE RESERVED PARKING SPACE AT 12 BAYVIEW AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code is hereby supplemented as follows:

Section 332-29 Disabled Parking Manual

Section 332-69 Restricted parking zones in front of or near residences of disabled drivers.

PARKING FOR THE DISABLED

Restricted parking spaces, (measuring approximately 22 feet in length) in front of residential building for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles and handicapped parking permits issued by the Traffic Division.

<u>Gary Slota</u>	<u>8 Apollo St</u>
<u>Freeman Johnson</u>	<u>[12] 8 Bayview Av</u>
<u>Robin Allen</u>	<u>212 Bartholdi Av</u>
<u>Mariam Mansour</u>	<u>508 Liberty Av</u>
<u>Manual Martinez</u>	<u>200 McAdoo Av</u>
<u>Timothy Harvin</u>	<u>138 Wegman Pkwy</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

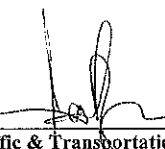
NOTE: The new material to be inserted is underscored; the material to be repealed is in *[brackets]*.

JDS:pcl
(10.22.14)

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: 
Director of Traffic & Transportation

APPROVED: 
Municipal Engineer

APPROVED: 
Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 8 APOLLO STREET; 8 BAYVIEW AVENUE; 212 BARTHOLDI AVENUE; 508 LIBERTY AVENUE; 200 McADOO AVENUE AND 138 WEGMAN PARKWAY AND REPEAL THE RESERVED PARKING SPACE AT 12 BAYVIEW AVENUE.

Initiator

Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza on behalf of Councilwoman Joyce Watterman, Chairwoman, Municipal Council Committee for Disabled Parking	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

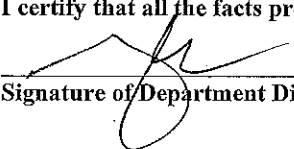
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

AN ORDINANCE DESIGNATING A RESERVED PARKING SPACE AT 8 APOLLO STREET; 8 BAYVIEW AVENUE; 212 BARTHOLDI AVENUE; 508 LIBERTY AVENUE; 200 McADOO AVENUE AND 138 WEGMAN PARKWAY AND REPEAL THE RESERVED PARKING SPACE AT 12 BAYVIEW AVENUE.

ALL APPLICATIONS WERE REVIEWED AND APPROVED BY THE MUNICIPAL COUNCIL COMMITTEE FOR DISABLED PARKING

I certify that all the facts presented herein are accurate.


Signature of Department Director


Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.147

TITLE: 3.E NOV 12 2014 4.D

NOV 2 5 2014

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 8 Apollo Street; 8 Bayview Avenue; 212 Bartholdi Avenue; 508 Liberty Avenue; 200 McAdoo Avenue and 138 Wegman Parkway and repeal the reserved parking space at 12 Bayview Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 2 5 2014 8-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 2 5 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **NOV 12 2014**
 Adopted on second and final reading after hearing on **NOV 2 5 2014**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **NOV 2 5 2014**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:
 Rolando R. Lavarro, Jr., Council President

Date **NOV 2 5 2014**

APPROVED:
 Steven M. Fulop, Mayor

Date **NOV 2 6 2014**

Date to Mayor **NOV 2 6 2014**

City Clerk File No. Ord. 14.148

Agenda No. 3.F 1st Reading

Agenda No. 4.E. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.148

TITLE: **AN ORDINANCE AMENDING CHAPTER 296, ("STREETS AND
SIDEWALKS") ARTICLE VI, ("STREET NAME CHANGES") TO
INCLUDE STANDARDS FOR STREET NAME SIGNAGE AND
STREET VACATIONS**

COUNCIL offered and move adoption of the following ordinance:

WHEREAS, the City of Jersey City honors the achievements of local residents and promotes the heritage of the City through the naming, renaming or commemorative designation of streets, and

WHEREAS, the City of Jersey City has established uniform criteria for the naming, renaming or commemorative designation of streets; and

WHEREAS, the City of Jersey City has an interest in ensuring that the criteria for naming, renaming or commemorative designation of streets be a high standard so as to protect the integrity of the City;

WHEREAS, it has become apparent that minor amendments to the City's street name protocol are necessary so as to effectuate the Ordinance's purpose.

THEREFORE, the City Council of the City of Jersey City **HEREBY ORDAINS THAT**,
Chapter 296 Streets and Sidewalks, Article VI Street Name Changes be amended to read

Chapter 296 Streets and Sidewalks, Article VI Street Names

§ 296-19.

A. DEFINITIONS

"Designation" means providing an additional, commemorative name designation, subordinate to the original name designation, of a public thoroughfare over which the City has jurisdiction.

"Municipal Council Street-Name Subcommittee" means the ad hoc subcommittee charged with reviewing applications for commemorative street names and identifying a list of pre-approved names for new streets to be constructed in Jersey City.

"Naming" means providing an original name designation to a public thoroughfare over which the City has jurisdiction.

"Renaming" means changing an original name designation of a public thoroughfare over which the City has jurisdiction to a different name.

"Streets" means any public thoroughfare over which the City has jurisdiction including, but not limited to, those public thoroughfares known as streets, avenues, lanes, and boulevards.

B. PROCEDURE FOR COMMEMORATIVE DESIGNATION OF STREETS

1. Any person or organization seeking a commemorative street name designation shall file a Commemorative Street Dedication Designation Request Form with the City Clerk. The completed form shall include the requested name to be commemorated, the reason for the commemoration, the existing street number or name, the length of the requested commemorative designation, i.e. Montgomery Street from West Side Avenue to Bergen Avenue, and the exact number of commemorative street signs to be added.

In the case of a commemorative street designation honoring an individual or an organization, all supporting documentation used to support an application to honor that individual or organization must be authenticated and must be attached to the application.

In the case of a commemorative street designation honoring an individual, the applicant seeking the commemorative designation must conduct an independent background check on the individual, if possible, before submitting a request to dedicate the street. The cost of the background check must be borne by the applicant.

2. The Commemorative Street Dedication Designation Request Form shall be accompanied by a petition signed by at least seventy-five percent of the recorded property owners on the street proposed for the commemorative designation, and should include written letters of support or recommendation from applicable community groups. If the applicant is looking to designate a corner of a street, then the application must be accompanied by a petition signed by all recorded property owners within a two-hundred (200) foot radius of the corner proposed for the commemorative designation. Such a request should also include written letters of support or recommendation from applicable community groups.
3. The City Clerk shall refer the completed Commemorative Street Dedication Designation Request Form, with completed petitions and all additional supplemental materials to the Street-Name Subcommittee which will consist of three Municipal Council representatives or their designees, one of whom will be the ward Councilperson in whose ward the street to be designated is located, the Director of City Planning or his or her designee, the Director of Cultural Affairs or his or her designee, the Director of Public Safety or his or her designee and the Mayor or his or her designee. The Subcommittee will meet as necessary to review commemorative street name applications. If the request is approved by the Subcommittee, the application will be brought before the Municipal Council for final approval.
4. If approved, signs identifying the commemorative name designation shall be placed underneath the primary street name sign.

C. STANDARDS FOR COMMEMORATIVE DESIGNATION

1. The authority to designate any street in Jersey City shall remain solely with the Municipal Council.
2. A proposed commemorative name shall meet all applicable standards and requirements established by Sections C(b) of this ordinance, provided however, that if for any reason the requesting party cannot meet these standards, a letter requesting a waiver of these standards, showing a good cause justification therefore, shall be provided by the requestors.
 - a. A proposed commemorative street designation shall:

- (1) Honor a person, organization, corporation, foundation, or similar entity that has made a significant contribution to the City of Jersey City; or
- (2) Reflect the geographic location, community, and the unique characteristics of the area or neighborhood; or
- (3) Recognize the historical significance of the area or neighborhood.

b. Requirements

The following standards shall apply to the review and approval of any proposed commemorative name:

- (1) Prospective individual honorees should have a minimum of 15 years of community involvement and should have demonstrated an extraordinary and consistent commitment and dedication to Jersey City. Prospective organizational honorees must have a minimum of 30 years of community involvement in Jersey City.
- (2) Prospective organizational honorees must be not-for-profit organizations.
- (3) If a proposed commemorative street designation will recognize a prospective individual honoree, with rare exception, the individual must have been deceased for at least three (3) years.
- (4) The Subcommittee will not consider an application to designate a street for an individual or organization already honored in a similar fashion, i.e. a person or organization having a park, monument or public building already named after him or her in Jersey City.
- (5) A person, organization, foundation, or similar entity that has made significant contributions to the State of New Jersey or to the United States may be considered, but there should be, if possible, some relevant connection to Jersey City.
- (6) The Subcommittee may deny approval of an application at its sole discretion. If an application is denied by the Subcommittee, the original applicant may not reapply on behalf of the prospective honoree for 5 years from the date of the denial.
- (7) Commemorative names should be unique, and unlikely to cause confusion or misunderstanding due to duplication of, or similarity with, an existing name, location, or other street name within Jersey City. Near duplications in spelling or street names that are phonetically similar to existing street names shall not be approved.
- (8) Street names shall not contain more than three (3) words or exceed seventeen (17) characters in length, including spaces between words and excluding the street type, i.e. "avenue" or "street".
- (9) No street can have more than two commemorative street designations.
- (10) If a portion of a street is proposed to be commemoratively designated, the designated portion shall begin and end at the intersections of major cross streets.

- (11) The cost of producing and installing appropriate signs designating the commemorative name shall be paid by the original requestors.

D. STANDARDS FOR RE-NAMING STREETS

The re-naming of streets is discouraged and will only be allowed in exceptional circumstances and be considered within the context of the historical and or community significance of the existing name.

E. STANDARDS FOR NAMING NEW STREETS

1. The authority for the naming new streets constructed in Jersey City shall remain solely with the Municipal Council.
2. The Street-Name Subcommittee will identify fifty (50) potential names for the pre-approved street names list. A list of suitable names will be presented to the Departments of Planning and Public Safety for review within 120 days of the adoption of this Ordinance.
3. A final list of pre-approved street names will be presented to the Municipal Council within 30 days of being reviewed by the Departments of Planning and Public Safety.
4. The pre-approved list of suitable street names will be available in the Division of City Planning. The pre-approved list will contain names that honor people who have made significant contributions to the City of Jersey City, or names which reflect the history, geographic location or unique characteristics of Jersey City. Developers building new streets are to pick from the names on this pre-approved list.
5. Individuals seeking to designate a street may, at their discretion, ask instead that the Subcommittee add the commemorative name to the list of pre-approved street names.
6. If a developer constructing a new street does not wish to pick from the list of pre-approved street names, the developer may ask the Subcommittee for a waiver to submit his or her own suggested street name(s), but the authority to name City streets shall remain with the Municipal Council and the developer's suggested name(s) must conform with the requirements of Section C of this ordinance. The Subcommittee and the Municipal Council reserve the right to reject any proposed new street name.
7. Each new street must be named by separate Ordinance and as each name is chosen from the list of pre-approved street names, that name shall be removed from the list by the City Clerk. Once a name is chosen from the pre-approved street name list, that name shall not be reused for any other street.
8. In the event that the City vacates a street and the vacated street is intended to remain, either in whole or in part, as a vehicular thoroughfare, it shall be a condition of approval that the street name be selected from the pre-approved street name list.

F. STANDARDS FOR COMMEMORATIVE STREET SIGNS

To avoid confusion, the color scheme for commemorative street name signage shall be the inverse color scheme of the current street signs.

1. Standard street signage shall be green with white lettering and commemorative street signs shall be white with green lettering.
2. Street signs within historic districts shall be brown with white lettering and denote the name of the historic district in which the street runs through

along the top edge. Commemorative street signs within a historic district shall be the inverse color scheme of the current street signs within the historic district and shall be white with brown lettering.

3. Commemorative street signs shall be six (6) inches lower than the actual street signs.

I. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

II. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

III. This ordinance shall take effect at the time and in the manner as provided by law.

IV. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

JJH
10-28-14

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required ☐
Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.148
TITLE: 3.F NOV 12 2014 4.B

NOV 25 2014

An ordinance amending Chapter 296, (Streets and Sidewalks) Article VI, (Street Name Changes) to include standards for street name signage and street vacations.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
NOV 25 2014 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALGER
KABILI TAYARI
JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson <u>LAVARRO</u> moved to amend* Ordinance, seconded by Councilperson <u>OSBORNE</u> & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
NOV 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 12 2014
Adopted on second and final reading after hearing on NOV 25 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 25 2014

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.

Rolando R. Lavarro, Jr., Council President

Date NOV 25 2014

APPROVED:

Steven M. Furlong

Steven M. Furlong, Mayor

Date NOV 26 2014

Date to Mayor NOV 26 2014

City Clerk File No. Ord. 14.150
Agenda No. 3.H 1st Reading
Agenda No. 4.F 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.150

TITLE: ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A LOW INCOME AFFORDABLE HOUSING PROJECT INCLUDING RETAIL SPACE, TO BE CONSTRUCTED BY LEXINGTON MANOR OWNER, LP, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Lexington Manor Owner, LP is a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.; and

WHEREAS, Lexington Manor Owner, LP, is the contract purchaser of certain property known as: Block 18401, Lots 12,15, 15.01, 16 & 17; Block 18402, Lots 3, 21, 22, & 23; and Block 18404, Lots 14, 16, & 17, on City's Tax map and more commonly known by the street addresses of 11, 15, 16, 20, 21, 22 Lexington Avenue and 451, 501, 503, and 507 Bergen Avenue, respectively, Jersey City, New Jersey [Property]; and

WHEREAS, Lexington Manor Owner, LP, proposes to construct a housing project to be regulated and financed pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law, N.J.S.A. 55:14K-1 et seq. on the Property; and

WHEREAS, on September 12, 2014, Lexington Manor Owner, LP, applied for a 30 year tax exemption under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq., to rehabilitate an existing 152 unit affordable housing rental project consisting of eight (8) buildings on the Property, which improvements shall include rehabilitating all major building systems including plumbing, HVAC, electrical upgrades, entrance and lobby upgrades, installation of new bathrooms and new kitchens, to create a total of 152 low and moderate income residential units of rental housing; and

WHEREAS, Block 18402, Lot 3, is a vacant lot on the Property which is identified by the tax assessor as a parking lot, but it is not presently being used for this purpose and the Entity does not have a license to operate a commercial parking lot; however, any change in the status or use of the vacant lot would require the Entity to seek an amendment of the tax abatement; and

WHEREAS, two (2) cell antennas are stationed on the Property and are identified by the Tax Assessor as Block 18401, Lot 15, Qualifier T01 and Lot 16, Qualifier T01, which are not part of the tax abatement and are not therefore exempt; and

WHEREAS, a copy of the application dated September 12, 2014, amended on September 25, 2014, is on file in the office of the City Clerk; and

WHEREAS, the cost of construction is estimated to be \$8,056,000; and

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A LOW INCOME AFFORDABLE HOUSING PROJECT INCLUDING RETAIL SPACE, TO BE CONSTRUCTED BY LEXINGTON MANOR OWNER, LP, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

WHEREAS, the Project is expected to create 50 temporary construction jobs and an estimated seven (7) permanent jobs; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption for the following reasons:

1. The City will apply to receive credit for creating 152 units of low or moderate income family rental housing against the units needed within the City of Jersey City as determined by the New Jersey Council on Affordable Housing;
2. There is an especially compelling need for decent safe and affordable housing for low or moderate income families, especially for senior citizens who are currently paying over 30% of their income for housing; and
3. The construction of the improvements will stabilize the neighborhood; and

WHEREAS, the City hereby determines that the tax exemption is necessary to insure the success of the project for the following reasons:

1. The reduced tax payments allow the owner to stable its operating budget, allowing a high level of maintenance to the building over the life of the project;
2. The reduction in taxes makes the Project attractive to investors of low income housing tax credits and makes the project eligible for financing from the New Jersey Housing and Mortgage Finance Agency, needed to fund the Project; and
3. The reduced tax payments will allow the owner to maintain the low and moderate income units at the lowest rents possible within the income guidelines; and
4. The project provides 152 units of low income affordable housing which advances an inherently beneficial public purpose notwithstanding that the City's impact analysis, on file with the Office of the City Clerk, that indicates that the amount of the service charge will not support the cost of providing municipal services to the Project; and
5. The project is expected to create 50 temporary construction jobs and an estimated seven (7) permanent jobs; and

WHEREAS, Mayor Steven M. Fulop has reviewed the application and recommends approval of the tax exemption by the Municipal Council.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application of Lexington Manor Owner, LP, a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq., for a tax exemption is hereby approved, subject to the following terms and conditions:
 - (a) Term: 30 years, to run coterminous with the term of the Entity's HMFA mortgage;
 - (b) Service Charge: 6.28 % of Annual Gross Revenue, estimated to be \$140,964 or approximately \$927 per unit;

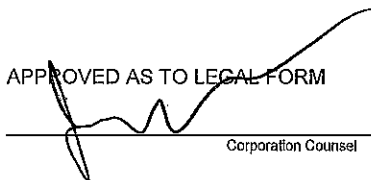
ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A LOW INCOME AFFORDABLE HOUSING PROJECT INCLUDING RETAIL SPACE, TO BE CONSTRUCTED BY LEXINGTON MANOR OWNER, LP, A QUALIFIED HOUSING SPONSOR UNDER THE NEW JERSEY MORTGAGE HOUSING FINANCE AGENCY LAW N.J.S.A. 55:14K-1 ET SEQ.

- (c) Administration fee: 0.5% of the annual service charge, estimated at \$705;
 - (d) Project: 152 units of affordable low and moderate residential rental; and
 - (e) Property: Block 18401, Lots 12,15, 15.01, 16, & 17; Block 18402, Lots 3, 21, 22, & 23; and Block 18404, Lots 14, 16, & 17, on City's Tax map and more commonly known by the street addresses of 11, 15, 16, 20, 21, 22 Lexington Avenue and 451, 501, 503, and 507 Bergen Avenue, respectively, Jersey City, New Jersey [Property];
2. The Mayor or Business Administrator is authorized to execute a tax exemption Financial Agreement, which includes a Project Employment Agreement in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator and Corporation Counsel deems appropriate or necessary.
3. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project begins within two (2) years of the adoption of the within Ordinance.
4. All ordinances and parts of ordinances, inconsistent herewith are hereby repealed.
5. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
6. This ordinance shall take effect at the time and in the manner provided by law.
7. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated
by **bold face** and repealed matter by *italic*.

DJ/he
11/10/14

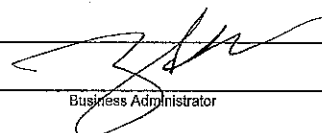
APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

APPROVED: _____



Business Administrator

Certification Required ☐
Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.150
TITLE: 3.H NOV 12 2014 4.F NOV 2 5 2014

Ordinance approving a 30 year tax exemption for a low income affordable housing project including retail space to be constructed by Lexington Manor Owner, LP, a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law N.J.S.A. 55:14K-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION												NOV 12 2014 7-0
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT			
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓			
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓			

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING												NOV 2 5 2014 8-0
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>RAMCHAL</u> to close P.H.												
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT			
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓			
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓			

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER
MICHAEL SHURIN
ESTHER WINTNER
SAMUEL GUTIERREZ
RON ORGEL

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY												
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted												
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	
GAJEWSKI				YUN				RIVERA				
RAMCHAL				OSBORNE				WATTERMANN				
BOGGIANO				COLEMAN				LAVARRO, PRES.				

RECORD OF FINAL COUNCIL VOTE												NOV 2 5 2014 8-0
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT			
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓			
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓			

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 12 2014
Adopted on second and final reading after hearing on NOV 2 5 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 2 5 2014

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date NOV 2 5 2014

APPROVED:

Steven M. Fulop, Mayor

Date NOV 2 6 2014

Date to Mayor NOV 2 6 2014

City Clerk File No. Ord. 14.151

Agenda No. 3.1 1st Reading

Agenda No. 4.6 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.151

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11009, LOT 10, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 129 BRUNSWICK STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of a new four (4) story multiple dwelling residential building consisting of seven (7) residential rental units on the Property, is permitted for a period of five (5) years; and

WHEREAS, 129 Brunswick Street, LLC [Entity], is the owner of Property designated as Block 11009, Lot 10, on the City's Tax Map and more commonly known by the street address of 129 Brunswick Street, Jersey City, NJ; and

WHEREAS, the Entity now plans to construct a new multiple dwelling four (4) story residential rental building consisting of seven (7) residential units on the Property; and

WHEREAS, construction will be substantially complete on May 2016; and

WHEREAS, on or about September 12, 2014, the Entity filed an application for a five (5) year tax exemption to construct a new multiple dwelling use Project, a copy of which application is attached hereto; and

WHEREAS, 129 Brunswick Street, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$6,966) a tax payment for the new improvements on the property, as follows:

- (a) 2014: the tax year in which the structure will be completed. \$0 taxes due on improvements;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11009, LOT 10, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 129 BRUNSWICK STREET

- (b) 2015: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$3,572;
- (c) 2016: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$7,144;
- (d) 2017: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$10,716; and
- (e) 2018: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$14,287;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$6,966 for land and \$17,859 for improvements, for a total of \$24,825 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the residential Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$24,825; and

WHEREAS, 129 Brunswick Street, LLC, has agreed to pay the sum of \$10,500 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of a new multiple dwelling four (4) story residential building consisting of seven (7) residential rental units, located in Block 11009, Lot 10, and more commonly known by the street address of 129 Brunswick Street, Jersey City, N.J., is hereby approved.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;
 - (ii) Year 2: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$3,572;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11009, LOT 10, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 129 BRUNSWICK STREET

- (iii) Year 3: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$7,144;
- (iv) Year 4: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$10,716; and
- (v) Year 5: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$14,287.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 per unit x 7 units or \$10,500.

3. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
4. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project achieves Substantial Completion within thirty-six (36) months of the date of adoption of the within Ordinance.
5. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
6. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11009, LOT 10, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 129 BRUNSWICK STREET

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner provided by law.
- D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
10/31/14

APPROVED AS TO LEGAL FORM



Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____



Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.151

TITLE: 3.I NOV 12 2014 4.G NOV 2 5 2014

An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 11009, Lot 10 on the City's tax map and more commonly known by the street address of 129 Brunswick Street

RECORD OF COUNCIL VOTE ON INTRODUCTION											
NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
NOV 2 5 2014 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson <u>LAVARRO</u> moved to amend* Ordinance, seconded by Councilperson <u>COLEMAN</u> & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
NOV 2 5 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 12 2014

Adopted on second and final reading after hearing on NOV 2 5 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 2 5 2014

Robert Byrne
Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

NOV 2 5 2014

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date

NOV 2 6 2014

Date to Mayor

NOV 2 6 2014

City Clerk File No. Ord. 14.152

Agenda No. 3.J 1st Reading

Agenda No. 4.H 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.152

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 16603, LOT 25, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 148 BELMONT AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of a new four (4) story multiple dwelling residential building consisting of six (6) residential units and a parking garage for four (4) vehicles containing 648 square feet of parking space on the Property, is permitted for a period of five (5) years; and

WHEREAS, Srinan Properties, LLC [Entity], is the owner of Property designated as Block 16603, Lot 25, on the City's Tax Map and more commonly known by the street address of 148 Belmont Avenue, Jersey City, NJ; and

WHEREAS, the Entity has constructed a new four (4) story multiple dwelling residential building consisting of six (6) residential units and a parking garage for four (4) vehicles containing 648 square feet of parking space on the Property; and

WHEREAS, construction commenced on June 2009 and was substantially complete on August 22, 2014; and

WHEREAS, on or about June 11, 2014, the Entity filed an application for a five (5) year tax exemption in connection with the construction of a new multiple dwelling use Project, a copy of which application is attached hereto; and

WHEREAS, Srinan Properties, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$2,602) a tax payment for the new improvements on the property, as follows:

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ. AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 16603, LOT 25, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 148 BELMONT AVENUE

- (a) 2014: the tax year in which the structure will be completed. \$0 taxes due on improvements;
- (b) 2015: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$1,793;
- (c) 2016: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$3,586;
- (d) 2017: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$5,379; and
- (e) 2018: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$7,172;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$2,602 for land and \$8,965 for improvements, for a total of \$11,567 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the residential Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$11,567; and

WHEREAS, Srinan Properties, LLC, has agreed to pay the sum of \$9,972 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of a new four (4) story multiple dwelling residential building consisting of six (6) residential units and a parking garage for four (4) vehicles containing 648 square feet of parking space, located in Block 16603, Lot 25, and more commonly known by the street address of 148 Belmont Avenue, Jersey City, N.J., is hereby approved.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed, \$0 taxes;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 16603, LOT 25, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 148 BELMONT AVENUE

- (ii) Year 2: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$1,793;
- (iii) Year 3: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$3,586;
- (iv) Year 4: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$5,379; and
- (v) Year 5: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$7,172.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 per unit x 6 units or \$9,000 and \$1.50 per square foot x 648 square feet of parking spaces or \$972, for a total of \$9,972.

- 3. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
- 4. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
- 6. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).

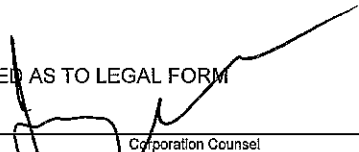
AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 16603, LOT 25, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 148 BELMONT AVENUE

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner provided by law.
- D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
11/03/14


APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

APPROVED: _____



Business Administrator

Certification Required ☐
Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.152

TITLE: 3.J NOV 12 2014 4.H

NOV 25 2014

An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 16603, Lot 25 on the City's tax map and more commonly known by the street address of 148 Belmont Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 25 2014 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **NOV 12 2014**
 Adopted on second and final reading after hearing on **NOV 25 2014**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

Robert Byrne
 Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.
 Rolando R. Lavarro, Jr., Council President
 Date **NOV 25 2014**

APPROVED:

Steven M. Fulop
 Steven M. Fulop, Mayor
 Date **NOV 26 2014**
 Date to Mayor **NOV 26 2014**

City Clerk File No. Ord. 14.153

Agenda No. 3-K 1st Reading

Agenda No. 4.I. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.153

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 6901, LOT 3, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 78 PALISADE AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of two (2) new four (4) story buildings to contain approximately fifteen (15) residential units and approximately fifteen (15) on-site parking spaces with approximately two thousand two hundred ninety-five (2,295) square feet of parking area on the Property, is permitted for a period of five (5) years; and

WHEREAS, NSJ Properties I, LLC [Entity], is the owner of Property designated as Block 6901, Lot 3, on the City's Tax Map and more commonly known by the street address of Palisade Avenue, Jersey City, NJ; and

WHEREAS, the Entity now plans to construct two (2) new four (4) story buildings to contain approximately fifteen (15) residential units and approximately fifteen (15) on-site parking spaces with approximately two thousand two hundred ninety-five (2,295) square feet of parking area; and

WHEREAS, construction commenced by a predecessor in title in 2010, and construction resumed in February 2013 after the Entity took title; and

WHEREAS, on September 24, 2014, the Entity filed an application for a five (5) year tax exemption for the newly constructed residential Project, a copy of which application is attached hereto; and

WHEREAS, on October 22, 2014, the City issued a Certificate of Occupancy for the Property; and

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ. AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 6901, LOT 3, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 78 PALISADE AVENUE

WHEREAS, NSJ Properties I, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$11,199) a tax payment for the new improvements on the property, as follows:

- (a) 2015: the tax year in which the structure will be completed. \$0 taxes due on improvements;
- (b) 2016: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$10,735;
- (c) 2017: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$21,471;
- (d) 2018: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$32,206; and
- (e) 2019: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$42,942;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$11,199 for land and \$53,677 for improvements, for a total of \$64,876 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the residential Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$64,876; and

WHEREAS, NSJ Properties I, LLC, has agreed to pay the sum of \$25,943 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for two (2) new four (4) story buildings to contain approximately fifteen (15) residential units and approximately fifteen (15) on-site parking spaces with approximately two thousand two hundred ninety-five (2,295) square feet of parking area, located in Block 6901, Lot 3, and more commonly known by the street address of 78 Palisade Avenue, Jersey City, N.J., is hereby approved.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 6901, LOT 3, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 78 PALISADE AVENUE

- (a) tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;
 - (ii) Year 2: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$10,735;
 - (iii) Year 3: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$21,471;
 - (iv) Year 4: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$32,206; and
 - (v) Year 5: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$42,942.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 x 15 residential units and \$1.50 x 2,295 square feet of on-site parking space, for a total of \$25,943.

3. An obligation to execute a Project Employment and Contracting Agreement and Project Labor Agreement to insure employment and other economic benefits to City residents and businesses.

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 6901, LOT 3, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 78 PALISADE AVENUE

4. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
5. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner provided by law.
- D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
11/03/14

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required. ☐

APPROVED: _____

APPROVED: _____

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.153

TITLE: 3.K NOV 12 2014 4.I NOV 25 2014

An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 6901, Lot 3 on the City's tax map and more commonly known by the street address of 78 Palisade Avenue

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 25 2014 8-0											
Councilperson <u>RAMCHAL</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 12 2014
Adopted on second and final reading after hearing on NOV 25 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 25 2014

Robert Byrne
(Robert Byrne, City Clerk)

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.

Rolando R. Lavarro, Jr., Council President

Date

NOV 25 2014

APPROVED:

Steven M. Fulop

Steven M. Fulop, Mayor

Date

NOV 26 2014

Date to Mayor

NOV 26 2014

City Clerk File No. Ord. 14 154

Agenda No. 3.L 1st Reading

Agenda No. 4.J. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.154

TITLE: ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RENTAL PROJECT TO BE CONSTRUCTED BY 3 JOURNAL SQUARE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, 3 Journal Square Urban Renewal, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity is the contract purchaser of certain property known as Condo Unit 2 within a portion of Block 9403, Lot 15, on the City's Official Tax map, consisting of approximately 1.15 acres, and more commonly known by the existing street address of 2 Journal Square, to be known as 2955 John F. Kennedy Boulevard, and more specifically described by metes and bounds, in the application (Property); and

WHEREAS, upon recordation of a Master Deed, Condo Unit 2 will consist of the air rights above 2 Journal Square, to be known as Block 9403, Lot 15, C.3002, together with a maximum percentage of the limited common elements (excluding land taxes) of 41%; and

WHEREAS, in no event shall the Entity take a credit for land tax paid based on its 41% of the limited or common elements that are part of the existing improvements on Lot 15 (the office building and parking deck). The credit shall only pertain to land taxes assessed to and paid on Block 9403, Lot 15, C.3002, which annual amount is estimated to be \$55,748; and

WHEREAS, the Property is located within the Journal Square 2060 Redevelopment Plan Area, as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, by an application amended on September 26, 2014, the Entity applied for a 30 Year long term tax exemption to construct a mixed use residential rental project within Condo Unit 2, to consist of a thirteen (13) story building (on top of the existing parking deck) to contain approximately two hundred forty (240) market rate residential rental units and approximately two thousand four hundred (2,400) square feet of mixed commercial and residential uses on the ground level (Project); and

WHEREAS, the Project received site plan approval from the Planning Board on December 4, 2012; and

WHEREAS, 3 Journal Square Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) 10% of the Annual Gross Revenue, which sum is initially estimated to be \$518,507; and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 0.5% of each prior year's Annual Service Charge as an Administrative Fee initially estimated at \$2,593; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an additional amount equal to 5% of the Annual Service Charge estimated to be \$25,925; and

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RENTAL PROJECT TO BE CONSTRUCTED BY 3 JOURNAL SQUARE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

5. pay the sum of \$363,600 to the City's Affordable Housing Trust Fund;
6. execute a Project Employment & Contracting Agreement and under Section 304-33 of the Jersey City Municipal Code a Project Labor Agreement, and comply with the Living Wage Ordinance, Section 3-76 of the Jersey City Municipal Code;
7. pay the sum of \$1,143,000 as an Additional Service Charge upon execution of the Financial Agreement; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. there are no current real estate taxes assessed on the proposed air rights area (Condo Unit 2, Block 9403, Lot 15, C.3002), and therefore, the air rights area generates \$0 revenue, whereas, the Annual Service Charge as estimated, will initially generate approximately \$518,507 to the City;
2. the Project will create approximately 400 jobs during construction and 12 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Journal Square 2060 Redevelopment Plan;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, 3 Journal Square Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

WHEREAS, 3 Journal Square Urban Renewal, LLC, has agreed to execute Project Labor Agreement, and comply with the requirements of Section 3-76 of the Jersey City Municipal Code concerning required wage, benefit and leave standards for building service workers.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of 3 Journal Square Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Condo Unit 2 located within a portion of Block 9403, Lot 15, C.3002, more commonly known by the existing street address of 2 Journal Square, to be identified as 2955 John F. Kennedy Boulevard, more specifically described by metes and bounds in the application and subject to the recordation of a Master Deed, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 35 years from the adoption of the within Ordinance or 30 years from the date the project is Substantially Complete;

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RENTAL PROJECT TO BE CONSTRUCTED BY 3 JOURNAL SQUARE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$518,507 upon Project Completion, whether or not the Project is occupied; or
 - (b) 10% of the Annual Gross Revenue, which initial sum is estimated to be \$518,507, and which shall be subject to statutory increases during the term of the tax exemption.
3. Administrative Fee: 0.5% of the prior year's Annual Service Charge estimated to be \$2,593;
4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County estimated to be \$25,925;
5. Project: A mixed use residential rental project, which will consist of a mixed use residential rental project, which will consist of a thirteen (13) story building within the air rights above the existing parking deck (Condo Unit 2) to contain approximately two hundred forty (240) market rate residential units and approximately two thousand four hundred (2,400) square feet of mixed commercial/residential rental uses on the ground level;
6. Affordable Housing Trust Fund: \$1,500 per unit or \$360,000 and \$1.50 per square foot x 2,400 square feet or \$3,600, for a total of \$363,600. Such funds are non-refundable and non-transferrable in the event of a termination or expiration of the Financial Agreement;
7. Staged Adjustments:
 - (a) Stage One: years 1-9;
 - (b) Stage Two: years 10-13;
 - (c) Stage Three: years 14-17;
 - (d) Stage Four: years 18-21;
 - (e) Final Stage: Beginning on the 1st day of the 22nd year through the date the tax exemption expires, an amount equal to the greater of the Annual Service Charge or 80% of the amount of the taxes otherwise due.
8. Execution of a Project Employment and Contracting Agreement;
9. Execution of a Project Labor Agreement as required by Section 304-33 of the Jersey City Municipal Code;
10. Compliance with the Living Wage Ordinance, Section 3-76 of the Jersey City Municipal Code.
11. Payment of the sum of \$1,143,000 as an Additional Service Charge upon execution of the Financial Agreement to the City to resolve and settle any and all amounts in dispute, and alleged to be owed by PHM Urban Renewal Associates, LLC [PHM], a prior owner of Lot 15, to the City for the years from 2002 through the transfer of Lot 15 by PHM in 2011. Such funds are non-refundable and non-transferrable in the event of a termination or expiration of the Financial Agreement.
12. The only land tax credits available to 3 Journal Square Urban Renewal, LLC, and this Project shall be specifically limited to only the land taxes generated by the new land assessment set by the Tax Assessor for the new Condo Unit 2, Lot C.3002 in Block 9403. More specifically, 3 Journal Square Urban Renewal, LLC and the Project shall not be entitled to any land tax credits for the existing or future land taxes paid on the existing office building and garage structure on Lot 15 in Block 9403, regardless of any classification of the office building or garage structure in the Master Deed or as common elements, limited common elements, or otherwise.
13. The Affordable Housing Trust Fund contribution and Additional Service Charge payment shall be due on execution of the Financial Agreement, but in no event later than 90 days of the adoption of the ordinance. If the Financial Agreement is not executed for any reason, interest shall accrue on such payments as of the 91st day at the same rate as the City charges for unpaid real estate taxes.

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RENTAL PROJECT TO BE CONSTRUCTED BY 3 JOURNAL SQUARE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

14. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project is: 1) commenced within two (2) years; 2) Substantially Complete within five (5) years of the adoption of the within Ordinance.
- C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.
- D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.
- E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- G. This ordinance shall take effect at the time and in the manner provided by law.
- H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

JM/he
11/05/14

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.154

TITLE:

3.L NOV 12 2014 4.J

NOV 25 2014

Ordinance approving a 30 year tax exemption for a market rate mixed use rental project to be constructed by 3 Journal Square Urban Renewal, LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A.40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
NOV 12 2014 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
NOV 25 2014 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
KABILI TAYARI
PAT O'MELIA
SAMUEL GUTIERREZ
PATRICK KELLEHER
JAYSON BURG
NORRIS GADSDEN
CHARLES HARRINGTON
ESTHER WINTNER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
NOV 25 2014 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 12 2014

Adopted on second and final reading after hearing on NOV 25 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 25 2014

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President
Date NOV 25 2014

APPROVED:

Steven M. Fulop, Mayor
Date NOV 26 2014
Date to Mayor NOV 26 2014